



25 TIMBERDINE CLOSE  
HALESOWEN

**Taylors**

# 25 TIMBERDINE CLOSE HALESOWEN

*Superbly positioned in this attractive cul de sac.*

Entrance Porch

With arched double glazed double door entrance

Hall

Pantry off

Lounge

15' 9" into bay x 10' 11" (4.80m x 3.32m)

Having attractive fireplace with gas fire, 2 wall lights, double glazed bay window

Dining Kitchen

16' 6" x 7' 3" (5.03m x 2.21m)

Having kitchen area with integral fridge, oven, hob, compartment for microwave, concealed cooker hood, floor and wall cupboards. Dining area with patio doors to the conservatory

Conservatory

11' 10" x 7' 0" (3.60m x 2.13m)

With PVC double glazed windows and doors to outside, tiled floor

First Floor Landing

Bedroom 1

12' 10" into bay x 11' 0" into wardrobes (3.91m x 3.35m)

With comprehensive range of fitted furniture

Bedroom 2

11' 0" x 10' 6" (3.35m x 3.20m)

Bedroom 3

7' 0" x 5' 7" (2.13m x 1.70m)

Shower Room

7' 1" x 5' 5" (2.16m x 1.65m)

Having corner shower cubicle, shaped handbasin with cupboards beneath, WC, tiled floor and complimentary part tiling

Garage

17' 3" x 8' 9" max (5.25m x 2.66m)

With plumbing for washer, power and light. Worcester central heating boiler

Rear Garden

An attractive feature of the house with a patio, Shed, tap, path dividing lawns, three light garden lamp and wide side entrance with gate

These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.



Superbly positioned in this attractive cul de sac, overlooking to a central green, having an excellent frontage with large drive and having a lovely rear garden with **SUNNY ASPECT**. With **NO UPWARD CHAIN**, gas central heating and PVC double glazing - Porch, Hall, Delightful front Lounge, Dining Kitchen with oven, hob and fridge, **LARGE DOUBLE GLAZED CONSERVATORY**, Three Bedrooms, attractive tiled Shower Room, Side Garage. All main services connected, Broadband/Mobile coverage//[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax band C. EPC-

MISREPRESENTATION ACT 1967

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		89
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	55	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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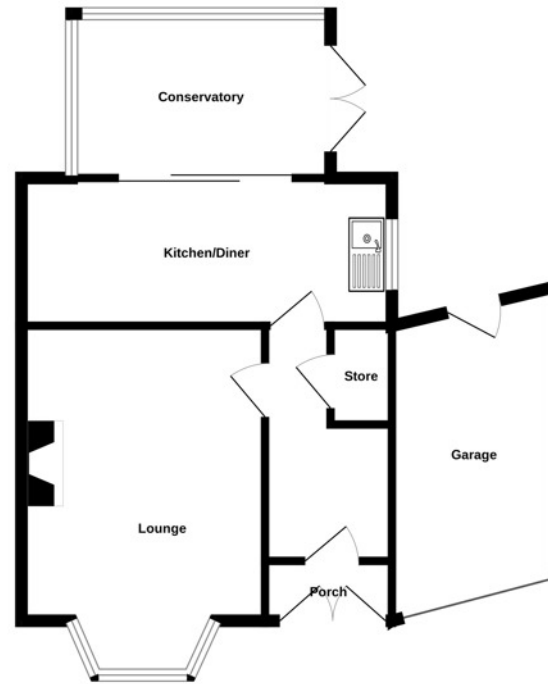


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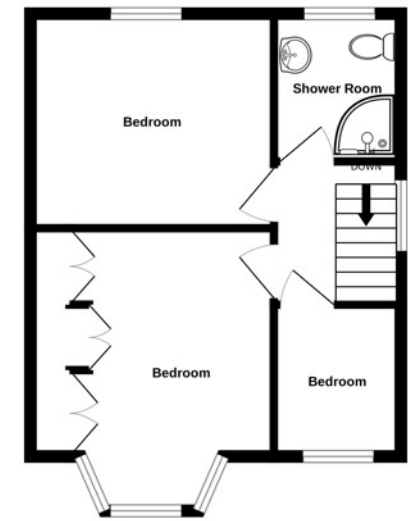
Offices at:

**KINGSWINFORM HALESOWEN**  
**STOURBRIDGE BRIERLEY HILL SEDGLEY**

Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only  
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